

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address):  
After recording return to:

TELEPHONE NO.:

FAX NO. (Optional):

E-MAIL ADDRESS (Optional):

ATTORNEY FOR (Name):

**SUPERIOR COURT OF CALIFORNIA, COUNTY OF**

STREET ADDRESS:

MAILING ADDRESS:

CITY AND ZIP CODE:

BRANCH NAME:

MATTER OF (Name):

**FOR RECORDER'S USE ONLY**

DECEDENT

CASE NUMBER:

**AFFIDAVIT RE REAL PROPERTY OF SMALL VALUE  
(\$20,000 or Less)**

**FOR COURT USE ONLY**

1. Decedent (name):  
died on (date):
2. Decedent died at (city, state):
3. At least **six months** have elapsed since the date of death of decedent as shown in the certified copy of decedent's death certificate attached to this affidavit. (*Attach a certified copy of decedent's death certificate.*)
4. a. ☐ Decedent was domiciled in this county at the time of death.  
b. ☐ Decedent was **not** domiciled in California at the time of death. Decedent died owning real property in this county.
5. a. The following is a **legal description** of decedent's real property claimed by the declarants (*copy description from deed or other legal instrument*):  
☐ described in an attachment labeled Attachment 5a.

b. Decedent's interest in this real property is as follows (*specify*):

6. Each declarant is a successor of decedent (as defined in Probate Code section 13006) and a successor to decedent's interest in the real property described in item 5a, and no other person has a superior right, because each declarant is
  - a. ☐ (**will**) a beneficiary who succeeded to the property under decedent's will. (*Attach a copy of the will.*)
  - b. ☐ (**no will**) a person who succeeded to the property under Probate Code sections 6401 and 6402.
7. Names and addresses of each guardian or conservator of decedent's estate at date of death  
☐ none ☐ are as follows\* (*specify*):

8. The **gross value** of all real property in decedent's estate located in California as shown by the *Inventory and Appraisal*, excluding the real property described in Probate Code section 13050 (joint tenancy, property passing to decedent's spouse, etc.), does not exceed \$20,000.

9. An *Inventory and Appraisal* of decedent's **real property** in California is attached. The *Inventory and Appraisal* was made by a probate referee appointed for the county in which the property is located. (*You may use Judicial Council form DE-160.*)

10. No proceeding is now being or has been conducted in California for administration of decedent's estate.

\* You must have a copy of this affidavit with attachments personally served or mailed to each person named in item 7.

MATTER OF _____ (Name): _____ <div style="text-align: right; margin-top: 10px;">DECEDENT</div>	CASE NUMBER: _____
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11. Funeral expenses, expenses of last illness, and all known unsecured debts of the decedent have been paid. *[NOTE: You may be personally liable for decedent's unsecured debts up to the fair market value of the real property and any income you receive from it.]*

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: _____ _____ (TYPE OR PRINT NAME)	▶	_____ (SIGNATURE OF DECLARANT)
Date: _____ _____ (TYPE OR PRINT NAME)	▶	_____ (SIGNATURE OF DECLARANT)
<input type="checkbox"/> SIGNATURE OF ADDITIONAL DECLARANTS ATTACHED		

**NOTARY ACKNOWLEDGMENTS** *(NOTE: No notary acknowledgment may be affixed as a rider (small strip) to this page. If additional notary acknowledgments are required, they must be attached as 8-1/2- by 11-inch pages.)*

STATE OF CALIFORNIA, COUNTY OF *(specify)*:

On *(date)*: \_\_\_\_\_, before me *(name and title)*:

personally appeared *(name(s))*:

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the instrument in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
 (SIGNATURE OF NOTARY PUBLIC)

(NOTARY SEAL)

STATE OF CALIFORNIA, COUNTY OF *(specify)*:

On *(date)*: \_\_\_\_\_, before me *(name and title)*:

personally appeared *(name(s))*:

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the instrument in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
 (SIGNATURE OF NOTARY PUBLIC)

(NOTARY SEAL)

(SEAL)	<div style="text-align: center; font-weight: bold; margin-bottom: 10px;">CLERK'S CERTIFICATE</div> <p>I certify that the foregoing, including any attached notary acknowledgments and any attached legal description of the property (but excluding other attachments), is a true and correct copy of the original affidavit on file in my office. <i>(Certified copies of this affidavit do not include the (1) death certificate, (2) will, or (3) inventory and appraisal. See Probate Code section 13202.)</i></p> <p>Date: _____ Clerk, by _____, Deputy</p>
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